

**ORDINANCE NO. 20201210-097**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5010 AND 5102 HEFLIN LANE IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM SINGLE-FAMILY RESIDENCE SMALL LOT-NEIGHBORHOOD PLAN (SF-4A-NP) COMBINING DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN (SF-6-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single-family residence small lot-neighborhood plan (SF-4A-NP) combining district to townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district on the property described in Zoning Case No. C14-2020-0022, on file at the Housing and Planning Department, as follows:

1.883 acres of land (82,014 square feet) out of the J.C. Tannehill Survey No. 29, Abstract No. 22, Travis County, Texas, and being all of that tract of land called 1.88 acres conveyed to Shirley F. Davis by General Warranty Deed recorded in Document No. 2010060613, Travis County Official Public Records, said 1.883 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

3.15 acres of land out of the J.C. Tannehill League in Travis County, Texas, being a 4.3 acre tract conveyed in a Warranty Deed to Mrs. Agnes Teresia (Davis) Lewis, et al, recorded in Volume 12220, Page 1374 of the Real Property Records of Travis County, Texas, said 3.15 acres of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance (cumulatively referred to as the "Property"),

locally known as 5010 and 5102 Heflin Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. The maximum height of a building or structure on the Property shall not exceed 34.5 feet.

B. A 10-foot wide vegetative buffer shall be provided and maintained along the Property line adjacent to the adjoining residential district.

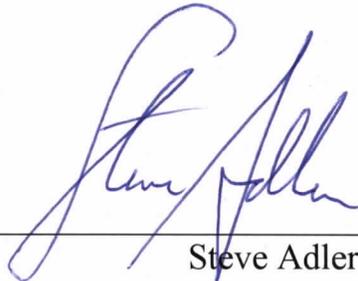
**PART 3.** The Property is subject to Ordinance No. 021107-Z-12b that established zoning for the MLK-183 Neighborhood Plan.

**PART 4.** This ordinance takes effect on December 21, 2020.

**PASSED AND APPROVED**

December 10, 2020

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§  
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Steve Adler  
Mayor

**APPROVED:**

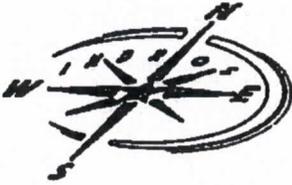


Anne L. Morgan  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk



**Windrose Land Services Austin Ltd**  
4120 Commercial Center Dr., Suite 300  
Austin, Texas 78744  
Phone (512) 326-2100 Fax (512) 326-2770  
**Professional Surveying Services**

**LEGAL DESCRIPTION**

**BEING A TRACT OR PARCEL OF LAND CONTAINING 1.883 ACRES (82,014 SQ. FT.) OUT OF THE J. C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, AND BEING ALL OF THAT TRACT OF LAND CALLED 1.88 ACRES, CONVEYED TO SHIRLEY F. DAVIS BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2010080613, T.C.O.P.R., SAID 1.883 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: ALL BEARINGS ARE BASED ON DEED DESCRIBING SAID 1.88 ACRES IN VOLUME 5336, PAGE 1547, T.C.D.R.:**

COMMENCING AT A FOUND 1/2" IRON ROD FOR ANGLE POINT IN THE NORTH RIGHT-OF-WAY LINE OF HEFLIN LANE (60' R.O.W.), FOR THE COMMON SOUTH CORNER OF LOT 8, OF FLOURNOY AND SCHORRE SUBDIVISION, RECORDED IN VOLUME 8, PAGE 30, T.C.P.R. AND LOT 8A, OF AMENDING PLAT OF LOTS 9 & 10, FLOURNOY AND SCHORRE SUBDIVISION, RECORDED IN VOLUME 87, PAGE 14D, T.C.P.R.;

THENCE NORTH 60°35'00" WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID HEFLIN LANE AND WITH THE SOUTH LINE OF SAID FLOURNOY AND SCHORRE SUBDIVISION, A DISTANCE OF 513.70' (RECORD: 515.02') TO A FOUND 1/2" IRON ROD IN THE NORTH LINE OF SAID RIGHT-OF-WAY OF HEFLIN LANE, FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE WEST CORNER OF LOT 1, BLOCK 1 OF SAID FLOURNOY AND SCHORRE SUBDIVISION, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 80°35'00" WEST, CONTINUING WITH SAID RIGHT-OF-WAY, A DISTANCE OF 30.00' TO A SET 1/2" IRON ROD CAPPED WLSA, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE SOUTH CORNER OF A 3.230 ACRE TRACT, CONVEYED TO AGNES TERESIA LEWIS LIFE ESTATE BY DEED RECORDED IN VOLUME 11982, PAGE 923, T.C.R.P.R.;

THENCE NORTH 29°21'00" EAST, WITH THE EAST LINE OF SAID "LEWIS" TRACT, SAME BEING THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 349.89' (RECORD: 351.43') TO A SET 1/2" IRON ROD CAPPED WLSA FOR THE NORTHEAST CORNER OF SAID "LEWIS" TRACT, SAME BEING A POINT IN THE SOUTH LINE OF LOT 3 OF STONE GATE SUBDIVISION, RECORDED IN VOLUME 20, PAGE 50, T.C.P.R., FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 60°47'41" EAST (RECORD: SOUTH 60°35' EAST), WITH THE COMMON DIVIDING LINE OF SAID STONE GATE SUBDIVISION AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 360.21' (RECORD: 361.36') TO A FOUND 1/2" IRON ROD IN THE SOUTH LINE OF LOT 8 OF SAID STONE GATE SUBDIVISION, FOR A NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 22°11'08" EAST (RECORD: SOUTH 21°58' EAST), CONTINUING WITH THE COMMON DIVIDING LINE OF SAID STONE GATE SUBDIVISION AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 181.81' (RECORD: 185.00') TO A SET 1/2" IRON ROD CAPPED WLSA, IN THE SOUTHWEST LINE OF LOT 11 OF SAID STONE GATE SUBDIVISION, AND BEING THE NORTH CORNER OF LOT 10A OF SAID AMENDING PLAT OF LOTS 9 & 10, FLOURNOY AND SCHORRE SUBDIVISION, FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 1/2" IRON ROD BEARS SOUTH 67°04' WEST, A DISTANCE OF 2.3';

THENCE SOUTH 67°04'26" WEST (RECORD: SOUTH 68°20' WEST), WITH THE COMMON DIVIDING LINE OF SAID AMENDING PLAT OF LOTS 9 & 10, FLOURNOY AND SCHORRE SUBDIVISION AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 62.43' (RECORD: 60.00') TO A FOUND 1/2" IRON ROD IN THE NORTHWEST LINE SAID LOT 10A, FOR A SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87°44'08" WEST (RECORD: NORTH 87°39' WEST), WITH THE COMMON DIVIDING LINE OF SAID AMENDING PLAT OF LOTS 9 & 10, FLOURNOY AND SCHORRE SUBDIVISION AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 18.77' (RECORD: 19.95') TO A FOUND 1/2" IRON ROD BEING THE NORTH CORNER OF SAID LOT 8, FOR A SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 60°48'12" WEST (RECORD: NORTH 60°35' WEST), WITH THE COMMON DIVIDING LINE OF SAID FLOURNOY AND SCHORRE SUBDIVISION AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 417.66' (RECORD: 420.00') TO A SET 1/2" IRON ROD CAPPED WLSA BEING THE NORTH CORNER OF SAID LOT 1, FOR AN INTERNAL ELL CORNER OF THE HEREIN DESCRIBED TRACT;



**Windrose Land Services Austin Ltd**

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Phone (512) 328-2100 Fax (512) 328-2770

**Professional Surveying Services**

THENCE SOUTH 29°21'00" WEST, WITH COMMON DIVIDING LINE OF SAID FLOURNOY AND SCHORRE SUBDIVISION AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 178.51' (RECORD: 180') TO THE PLACE OF BEGINNING AND CONTAINING 1.883 ACRES (82,014 SQ. FT.) OF LAND, AS SURVEYED ON THE GROUND ON AUGUST 1, 2014.

MICHAEL TURNER, RPLS # 6441  
September 5, 2014  
JOB # 29445



**FIELD NOTE DESCRIPTION**

BEING A 3.15 ACRE TRACT OF LAND OUT OF THE J.C. TANNEHILL LEAGUE IN TRAVIS COUNTY, TEXAS, BEING A 4.3 ACRE TRACT CONVEYED IN A WARRANTY DEED TO MRS. AGNES TERESIA (DAVIS) LEWIS ET AL, RECORDED IN VOLUME 12220, PAGE 1374 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (RPRTCTX) AND CONVEYED IN A JUDGEMENT DECLARING HEIRSHIP TO THELMA DAVIS ET AL, RECORDED IN VOLUME 12456, PAGE 288, RPRTCTX; SAVE AND EXCEPT LOTS 1, 2 AND ADDITIONAL RIGHT-OF-WAY DEDICATED ALONG HEFLIN LANE AS SHOWN ON THE PLAT OF DAVIS LAWNS SECTION ONE, A SUBDIVISION RECORDED IN VOLUME 37, PAGE 19 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (PRTCTX); SAID 3.15 ACRE TRACT MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½-inch iron pipe found in the northeast right-of-way (ROW) of Heflin Lane, being the southernmost corner of said Lot 1 and the west corner of said 3.15 acre tract for the **POINT OF BEGINNING** of the herein described tract;

**THENCE** along the common southeast line of said Lot 1 and the northwest line of said 3.15 acre tract, the following three (3) courses and distances:

1. N28°06'33"E, a distance of 197.00 feet to a ½-inch iron rod found for an angle point,
2. N10°14'48"W, a distance of 34.92 feet to a ½-inch iron rod found for an angle point, and
3. N05°40'03"E, a distance of 128.90 feet to a calculated point (inundated) for the north corner of said Lot 1, being an angle point in the southeast line of said Lot 2,

**THENCE** along the common east line of said Lot 2 and the northwest line of said 3.15 acre tract, N05°40'03"E, a distance of 9.01 feet to a calculated point (inundated) for the east corner of said Lot 2, being the southernmost corner of a 1.68 acre tract of land described in a Constable Deed to Travis County, Trustee et al, recorded in Document Number 2007133001 of the Official Public Records of Travis County, Texas (OPRTCTX), being the westernmost corner of Lot 67, Stone Gate, a subdivision recorded in Volume 20, Page 50, PRTCTX and being the north corner of said 3.15 acre tract for the north corner of the herein described tract;

**THENCE** along the common west perimeter boundary line of said Stone Gate subdivision and the northeast line of said 3.15 acre tract, the following two (2) courses and distances:

4. S66°54'08"E, a distance of 21.19 feet to a ½-inch iron rod found for an angle point, and
5. S57°17'08"E, a distance of 448.66 feet to an iron rod found with a cap marked "WLSA" in the southwest line of Lot 3 of said Stone Gate subdivision, being the north corner of a 1.88 acre tract of land described in a Quitclaim Deed to Shirley F. Davis in Document Number 2010060613, OPRTCTX and being the east corner of said 3.15 acre tract for the east corner of the herein described tract;

**THENCE** along the common northwest line of said 1.88 acre tract and the southeast line of said 3.15 acre tract, S33°03'42"W, a distance of 344.38 feet to a ½-inch iron rod with a cap marked "TMG" set in the northwest line of said 1.88 acre tract, being a corner along the northeast ROW line of Heflin lane, for the south corner of said 3.15 acre tract and the south corner of the herein described tract, and from which point, an iron rod found with a cap marked "WLSA", being the westernmost corner of said 1.88 acre tract bears S32°29'43"W, a distance of 5.20 feet;

3.15 Acres  
J.C. Tannehill League

April 30, 2015

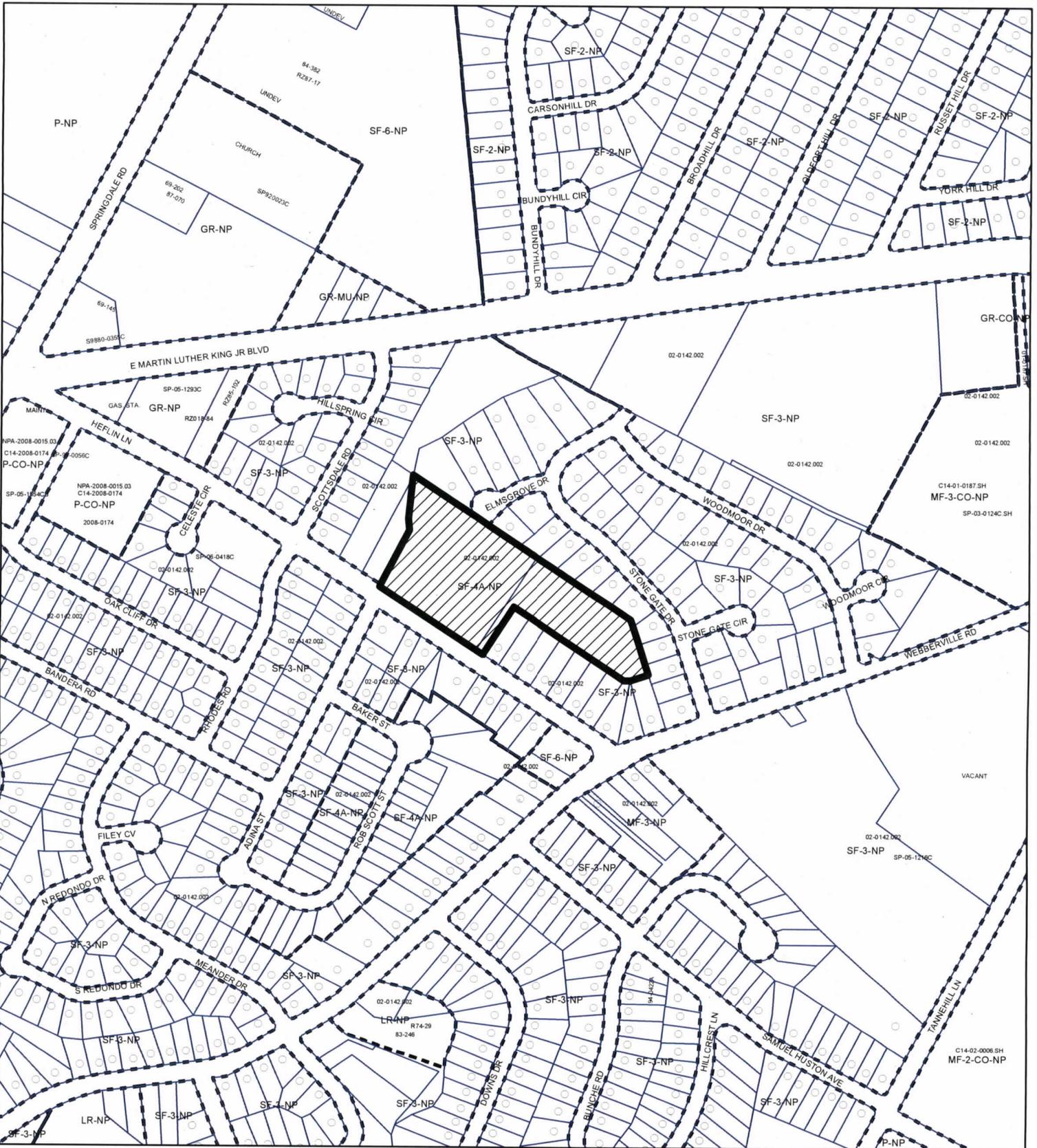
THENCE N57°19'19"W with the northeast ROW line of Heflin Lane and the southwest line of said 3.15 acre tract, a distance of 365.43 feet to the POINT OF BEGINNING and containing 3.15 acres of land, more or less.

BEARING BASIS: Bearings are based on NAD 83/HARN, State Plane Zone 3, Texas-Central.  
SURVEYED: APRIL 20, 21 & 22, 2015

BY: John W. Tobin 04.30.2015  
JOHN W. TOBIN Date  
Registered Professional Land Surveyor No. 4422  
THE MOORE GROUP  
1000 CUERNAVACA  
AUSTIN, TEXAS 78733  
(512) 442-0377



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**ZONING**

ZONING CASE#: C14-2020-0022

Exhibit C



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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Created: 3/4/2020